

Auckland Road, Cambridge
CB5 8DR

Pocock + Shaw

18 Bailey Mews
Auckland Road
Cambridge
Cambridgeshire
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18 Bailey Mews is a well proportioned and presented first floor apartment within this very sought after development located just off Maids Causeway and a stones throw from Midsummer Common. The property has been redecorated and offered with no onward chain, benefiting from well tended communal gardens and ALLOCATED PARKING SPACE.

- Immaculate first floor apartment
- Share of freehold
- Offered with no onward chain
- Double glazed and gas central heating
- Attractive communal gardens
- Allocated parking
- Superb central location

## Offers Around £360,000









Bailey Mews is a prestigious development of apartment and townhouses situated just off Auckland Road, which in turn is located off Maids Causeway/Newmarket Road, allowing easy access to the nearby city centre and within very close proximity to Midsummer Common and the River Cam. The 'Kite' is a few minutes walk and benefits from a "Little Waitrose" and a wide variety of shops and cafes. The centre of the city is easily reached by foot or bicycle and offers a full range of amenities and facilities.

## Ground Floor

**Communal entrance** with stairs rising to first floor landing and door to:

**Entrance hall** with radiator, storage cupboard. Entry phone system.

**Living room** 20'7" x 13'6" (6.27 m x 4.11 m) with large double glazed window to front, radiator, wood effect flooring, opening through to

**Kitchen** 11'5" x 7'10" (3.48 m x 2.39 m) with range of refitted wall and base units with extensive working surfaces, inset electric hob with stainless steel canopy hood over and electric oven under, single drainer sink unit and mixer tap, fitted dishwasher, plumbing for washing machine, space for fridge/freezer, cupboard containing central heating boiler and double glazed windows to two aspects. Breakfast bar.

**Bedroom 1** 14'6" x 8'7" (4.42 m x 2.62 m) with double glazed window to rear, radiator, wood effect flooring.

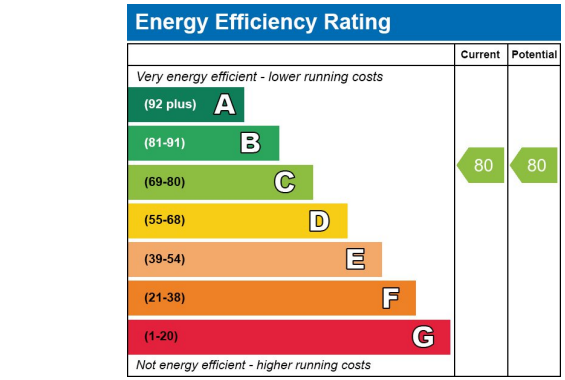
**Bedroom 2** 9'1" x 6'9" (2.77 m x 2.06 m) with double glazed window to rear, radiator, wood effect flooring.

**Bathroom** with low level WC, pedestal wash handbasin, panelled bath with tiled surround, wall mounted shower and controls, radiator and extractor fan.

**Tenure** Share of Freehold - 150 years from 18/11/2003 (127 years remaining). Each flat owner is a 1/39 shareholder in the Management company which owns the freehold of the site.
Service charge: £2000 per annum (this includes buildings insurance, water rates, cleaning and maintenance of common parts and a gardening service)
There is no ground rent payable.

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw















Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

Pocock+Shaw

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